



Report to: General Committee

Date Report Authored: February 4, 2013

SUBJECT: Daniels Fairty House Stabilization and Preservation Update -
7060 Markham Road

PREPARED BY: Phoebe Fu, Senior Manager Facility Assets, Ext. 3010
Renée Chong, Project Manager, Ext. 2674

RECOMMENDATION:

- 1) That the Report entitled "Daniels Fairty House Stabilization and Preservation Update – 7060 Markham Road" be received; and
- 2) That staff proceed with Option 2 to complete the full exterior restoration and structural stabilization of the Daniels Fairty House for a total cost of \$448,000, be funded from the Daniels Fairty House Stabilization and Preservation 2012 capital account 750-101-5399-12287.
- 3) And further that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to seek Council approval to proceed with the exterior restoration of the Daniels Fairty House located at 7060 Markham Road (Attachment A).

BACKGROUND:

The Daniels Fairty House has been designated as a heritage property by the City of Markham. The 2-story portion of the house located closest to Markham Road and the attached kitchenette are of heritage significance. Over the years, the building has deteriorated and work is required to preserve / restore the structure. The westerly breezeway and garage is not part of the heritage structure (Attachment B). The portion of the house which is of heritage significance is to be retained and restored while the westerly portion is to be demolished and removed from the site.

On February 6, 2012 a presentation was made to General Committee. The Committee directed staff to proceed with the structural evaluation of the Daniel's Fairty House.

OPTIONS/ DISCUSSION:

Staff completed the structural evaluation study in December of 2012. The study recommended structural stabilization work, removal of designated substances, demolition of the westerly portion, roof replacement and other improvements to protect the building from weather. The structure is currently not protected by weather, which rain/moisture is entering the house causing further interior and structural deteriorations. The exterior envelope is in an urgent need to be preserved and restored.

Staff recommends that Daniels Fairty House be preserved with a full exterior restoration and structural stabilization immediately to prevent further deterioration. Staff will

consult with the Heritage Markham Committee prior to proceeding with the proposed restoration.

Under approved capital project #12287 the sum of \$448,000 is available for the stabilization and preservation of the Daniels Fairty House including restoring the exterior envelope to meet City Heritage standards.

The exterior envelope restoration will provide an overall, much needed, aesthetic improvement to the site at the south east corner entrance to the City at Steeles Avenue and Markham Road. In addition, the restored exterior may help generate potential interest for interior renovation, occupancy, and increase re-use opportunities. The exterior restoration of the heritage structure does not impact future uses, and doesn't compromise future opportunities for partnerships. In fact, the exterior work will be a positive influence for other potential uses.

Staff will be reporting back on future re-use opportunities for the Daniels Fairty House and discussions with MACA.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

The total cost of \$448,000 will be funded from 'Daniels Fairty House Stabilization and Preservation' capital account 750-101-5399-12287. Project #12287 was approved in the amount of \$448,000 as part of the 2012 Capital budget process.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

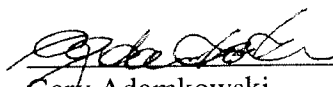
Not applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

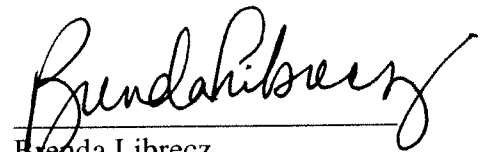
The Finance Department, Planning Department (Heritage) have all reviewed and given input to this report.

RECOMMENDED

BY:



Gary Adamkowski
Director, Asset Management



Brenda Librecz,
Commissioner,
Fire & Community Services

ATTACHMENTS:

- Attachment A – Daniels Fairty House Site Location
- Attachment B – Daniels Fairty House Details